

Key: 3026

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.934

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'CONNOR GERALDINE TR 4 GANNETT RD SCITUATE, MA 02066				8-4-14-0				4 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
O'CONNOR GERALDINE TR				05/31/2013	F	10 (119057)					
O'CONNOR GERALDINE TR				05/21/2013	F	10 (119001)					
O'CONNOR GERALDINE TR				11/16/2012	F	100 (118285)					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
21-1428	11/15/2021	3	ALTERATIONS	15,798	05/19/2022	JD	100 100
10-339	07/21/2010	3	ALTERATIONS	60,000	06/15/2011	SJ	100 100
06-493	08/16/2006	3	ALTERATIONS	1,500	05/17/2007	SJ	100 100
04-722	11/01/2004	3	ALTERATIONS	4,000	08/03/2005	SJ	100 100
88-444	08/01/1988	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,080	MB 1.00	100 1.00	100 1.00	1,936,000	1.78	100 1.00	WV9 4.40			1,668,880

TOTAL	21,083 SF	ZONING	FRNT	259	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	1,668,900	1,517,200
Inf1	FACTOR 100		BUILDING	636,000	611,900		
Inf2	PHY 100		DETACHED	9,100	5,200		
			OTHER	0	0		
<b>TOTAL</b>					<b>2,314,000</b>	<b>2,134,300</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	60 0.40		320	42.71	5,500
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BUILDING	CD	ADJ	DESC	MEASURE	2/16/2023	JD
MODEL	1		RESIDENTIAL	LIST	2/16/2023	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

\* -- Previous value excludes abatement.

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	794,988
NET AREA	3,000	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	750		61.99	46,492	CONDITION ELEM	CD
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,500	1980	231.44	347,165	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	1,500	1980	210.47	315,709	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	564		46.08	25,990	KITCHEN	G
				FLOOR COVER	24	COMB	1.00	C	EPA	N	ENCLOSED PORCH	250		108.24	27,060	BATHS	G
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	250		61.80	15,450	HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02	GEN	O	O	GENERATOR	1		0.00		ELECT	A
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		6,667.20	6,667		
								ODS	O	O	OUT DOOR SHOWER	1		1,642.80	1,643		

EFF.YR/AGE	2002 / 20	COND	18 18 %
FUNC	0		
ECON	0		
DEPR	20 % GD		80
RCNLD			\$636,000